

Unit 2b, 44 Carr Street, Ipswich, Suffolk, IP4 1EW



## Extensive Retail Premises To Let

4,875 Sq Ft (444 Sq M)

- 1,725 sq.ft Sales Area
- Ancillary Basement Storage
- Suit Various Uses, STP
- Prominent Pedestrianised Position
- Surface Car Parking Nearby
- Available As A Whole With Adjoining Unit

## Location

Ipswich is a major county town with a resident population of circa 150,000 people and benefiting from excellent communication links via the A14 to the Midlands at Cambridge, Port of Felixstowe, via the A12 to the M25 (J.28) and Stansted Airport via the A120. There are mainline rail links to London Liverpool Street with a fastest journey time of 1 hour 15 minutes.



## Description

The property is situated in a pedestrianised area on the eastern edge of the town centre close to the junction with Tavern Street and Upper Brook Street.

Major occupiers in the vicinity include B&M, Superdrug, Poundland and Card Factory.

## Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor Sales	1,725 sq.ft
Basement	3,060 sq.ft
<b>Total</b>	<b>4,875 sq.ft</b> <b>(444 sq.m)</b>

## Asking Terms

The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews.

## Rent

£19,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

A service charge will be levied to cover the costs of maintaining the common parts of the building including the rear service area.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Planning

The property benefits from a Class E (Retail) Use Class but is considered suitable for a range of commercial uses, STP. Interested parties should contact Ipswich Borough Council on 01473 432000.

## Business Rates

The property is to be separately assessed.

## Energy Performance Certificate

The property has an EPC rating of D83. A copy of the certificate is available on request.